

Report Especially Prepared For:

Tina Buyer
123 Nice Home Way
Shaler, PA 15090

Inspected By:

CSA Home Inspection
216 Logan Rd
Valencia, PA 16059
Phone: (723) 898-1414
brendan@csahomeinspection.com
www.csahomeinspection.com



Date of Inspection: 5/13/2013



CSA Home Inspection

216 Logan Rd, Valencia, PA 16059

Phone: (723) 898-1414

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Address of Inspection: 123 Nice Home Way, Shaler, PA 15090

Client: Tina Buyer

Date: 5/13/2013

General Information

Seller's Agent:

Company:

Phone: () - -

Email:

Buyer's Agent:

Johnny Agent

Company:

Home Sellers Realty

Phone:

(412)-123-9876

Email:

johnny@realestate.com

Weather Conditions:

Sunny 45 ° Fahrenheit

Property Status:

Occupied

Vacant

Partly Occupied

Utilities Off

New Construction

Approximate Square Feet: 2750

Approximate Year Built: 2006

Invoice

Report Number: 20130513-1

Inspection Type: Visual

Total Fee: \$505.00

Paid By: Check (#6543)

NOTICE: A finance charge of the maximum amount allowed in this state will be computed and assessed monthly from the escrow termination date until paid.

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Inspection Agreement

Tina Buyer - 123 Nice Home Way, Shaler, PA 15090

Total Fee - \$505.00

Common Agreement of the Pennsylvania Home Inspector Coalition®

Please read the entire Agreement and initial or sign in the areas indicated. Bring this signed Agreement with you to the inspection or return it via e-mail or fax prior to the date of the inspection.

Be sure to name a Representative in provision 7 if additional report delivery is desired.

1. **Inspection Services.** The Inspection Company will perform or arrange for the following checked inspections and the client shall pay the Inspection Company the fees set forth above. It is agreed that the home inspection fee was determined in good faith on information provided by the Client or their Representative and may be subject to change if the components and systems are not consistent with the information provided.
2. **Time of Payment; Release of Inspection Report.** Client shall pay the Inspection Company the indicated sum ("Inspection Fee") for the home inspection service. Additional services may be purchased through the Inspection Company and are to be considered separate from the home inspection. Other services may, as a courtesy, be arranged by the Inspection Company and are not subcontracts. By arranging for and providing ordering and billing for any such services, Inspection Company does not warrant or assume responsibility for the work of such provider(s) or for provider's contract with the customer, which shall remain strictly between Client and provider (s). Payment is due when Client signs and delivers this Agreement to the Inspection Company. The Client shall not be entitled to the Inspection Report unless Client has first paid in full all Inspection Fees and has signed and delivered this agreement to the Inspection Company.
3. **Home Inspection Law.** The Home Inspection and this Agreement comply and reflect the provisions of Act 114, Section 75, known as the Pennsylvania Home Inspection Law. The Client acknowledges and agrees that the purpose and scope of the Home Inspection of the Property by the Inspection Company is to discover readily visible, apparent or obvious Material Defects at the time of the inspection and assist the Client in evaluating the overall condition of the Property and provide an inspection report describing the Material Defects according to Standards of Practice and Code of Ethics of a Pennsylvania State compliant National Home Inspection Association. A Material Defect is defined as follows: "A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not, by itself, a Material Defect."
4. **Not a Warranty.** The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either express or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property.
5. **Further Evaluation.** If the person conducting your home inspection is not a licensed structural engineer or other qualified specialist whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns found in this report.

6. Not an Appraisal. This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.
7. Permission to Release Report. The Company will issue an inspection report to the Client only. This report becomes the confidential property of the client and may not be relied upon by any other person through unauthorized distribution of the inspection report. The Client may give the authority to the Inspection Company to release a copy of this report for his or her named representative's sole use in this specific real estate transaction only by initialing:

no signature captured

and providing the representative's name: Johnny Agent.

8. Limitations & Exclusions

The Client expressly acknowledges and agrees that the following matters are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspection Company makes no representations or warranties and offers no opinion as to:

1. The presence or absence of latent, concealed or hidden defects not discoverable by a non-intrusive, non-invasive, visual inspection.
2. An examination that is limited to inspect one or more of the following: wood destroying insects, underground tanks and wells, private sewage, swimming pools, hot tubs, spas or saunas, burglar, fire or other alarm systems, fire suppression systems, irrigation systems, air and water quality, mold, tennis courts, playground equipment or any other recreational or athletic equipment apparatus or facilities, pollutants, toxic chemicals or any environmental hazards.
3. The inspection of any system, component or part of the property that requires moving of personal property, dismantling, or other destructive measures to gain access to a system, component or part of the dwelling.
4. Property's compliance with municipal, county, state or federal statute codes, rules, ordinance rules, or regulations including without limitation building, zoning, or property maintenance codes.
5. The presence or absence of any hazardous condition or material which would constitute a Material Defect or would otherwise pose a health or safety hazard to humans, including, without limitation, asbestos, radon, formaldehyde, lead or lead based paint, mold, water and air quality or electromagnetic radiation. Specialists may be arranged on your behalf for this type testing.
6. On site private water systems such as underground wells or springs, as well as the evaluation of private sewage and their respective components.
7. Whether visible or not, the following items are outside the scope of the inspection: adequacy or efficiency of an item, detached buildings, elevators, engineering analysis, freestanding appliances, geological stability, heating equipment heat exchangers, prediction of life expectancy of any item, radio controlled devices, solar heating systems, thermostatic or time controls, underground piping and water treatment systems.
8. Any item or component specifically excluded from the scope of the home inspection by or noted on the home inspection report.
9. Any item or component excluded from the scope of the home inspection by the Standards of Practice of a Pennsylvania State compliant Home Inspection Association.
9. Damages. If the Inspection Company or any of its employees, agents, providers, officers or shareholders are found to be liable by a court of competent jurisdiction for any claim or damage due to the alleged negligence or willful misconduct of the Inspection Company performing the home inspection or in reporting on the condition of the property in the inspection report, the maximum damage that the Client can recover from the Inspection Company shall not exceed three times the home inspection fee paid by the client. The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

10. Notification. The Client must commence any action for damages arising out of or related to this Agreement or the Inspection Report according to the provisions set forth by Section 7512 of the Home Inspection Law (68 P.S. §§ 7501-7512) within one year of delivery of the Home Inspection Report to the client or the named representative.
11. Arbitration. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or Inspection Report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. (214) 638-2700 ext. 509. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of Competent jurisdiction. At least one arbitrator must be familiar with the home inspection profession.
12. Severability. If a court of competent jurisdiction determines that any section, provision or part of this Agreement is void, voidable, unenforceable or contrary to the laws or the Constitution of the Commonwealth of Pennsylvania, the remaining provisions of this Agreement shall remain in full force and effect. This Agreement and the exhibits attached hereto contain all the terms and provisions between the Inspection Company and Client relating to the Home Inspection and Inspection Report. A term or provision not incorporated or stated in this Agreement shall be of no force and effect.

The terms and provisions of this Agreement are binding upon and shall benefit the Client and the Inspection Company and their respective heirs, personal representatives, successors and assigns.

I have read and agree to the terms, conditions, limitations and exclusions found in all pages of this document. I agree to the terms of limitation of liability and the provisions of the Pennsylvania Home Inspection Law. I understand that if I do not agree to the terms and conditions set forth that I have the right to cancel the inspection at this time and I have the right to hire another inspection company.

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ABOUT READING YOUR REPORT

Each section of this report addresses a specific area of the property observed at the time of the inspection. Each is identified by its general title (i.e. Roof) and specific sub section(i.e. Flashings). The observed condition of an item is then identified as follows:

SATISFACTORY: This item is performing its intended function or purpose.

MONITOR or MAINTAIN: This item is performing its intended function or purpose, however is in need of regular maintenance or common repairs due to age and condition. If you are not comfortable with these types of maintenance or repairs, obtaining the services of a contractor should be considered.

DEFECTIVE, REPAIR OR REPLACE: This item is damaged, not functioning, an un reasonable safety concern or is otherwise significantly affecting the heritability of the residence. These items should be further evaluated for the extent of the deficient condition and appropriate needed actions to remedy the deficient condition.

Use of the Report Summary: The Report Summary is included as a courtesy to the client highlighting items that in the opinion of the inspector meet the definition of Material Defect as outlined in the agreement and on the summary page. It is not a substitute for reading the entire report and compiling your own list of concerns to be presented to the seller. **Applicable Standards Of Practice:** This inspection and report are being performed using the parameters of the Standards of Practice of the American Society of Home Inspectors as a benchmark. A full copy of the Standards document can be found by visiting our website or at the following link: <http://www.ashi.org/documents/pdf/standards.pdf>

Property Analysis Report

CSA Home Inspection
216 Logan Rd, Valencia, PA 16059

Date / Time: 5/13/2013 9:00 Weather Conditions: Sunny 45 ° Fahrenheit

Property:

- Occupied Vacant
 Partly Occupied Utilities Off
 New Construction

Present at inspection:

- Owner Buyer's Agent Buyer Seller's Agent
 Tenant Builder's Representative

Property Type:

- Residential
 Commercial
 Apartment Building

Property Style:

- One Story Two Story
 Three Story Split Foyer / Level
 Contemporary Duplex / Multiplex
 Townhouse Condominium
 Historic Modular

SUMMARY OF INSPECTION

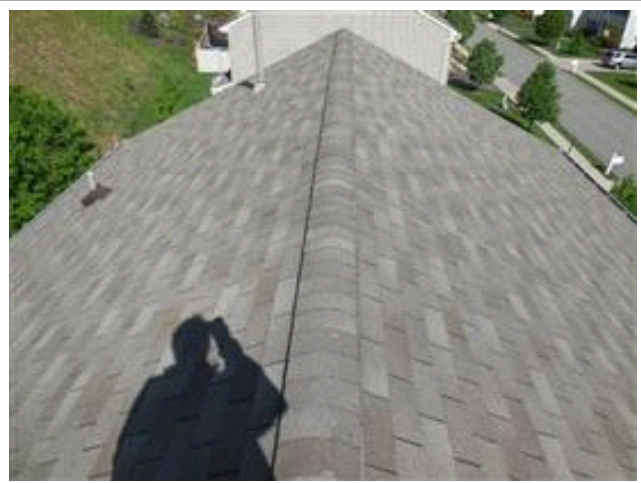
The inspection resulted in the following summarized items (the locations are listed as viewed from the street facing the property):

Report Section	Remark
-	Please read the entire report. This summary is NOT a substitute for reading all sections. This summary is NOT a substitute for compiling your own list of items in the report that you feel should be addressed prior to closing. The items listed below are conditions that in the opinion of the inspector meet the criteria of a Material Defect as defined in the Pennsylvania State Home Inspection Law and specified in your Pre-Inspection Agreement. There may be other items detailed in the report that are significant in your opinion and should be addressed in your request letter.
Heating	Damaged duct work was noted at the supply to the dining room. Monitor for insufficient air flow as crushed ducting can restrict the intended supply to this room. (See Figure #22)
Heating	Whenever CSST (Corrugated Stainless Steel Tubing) is used for gas distribution, the gas system should have a direct bond to the electrical grounding system. Bonding is done to maintain an equivalent charge on the metal systems of a building and reduce the potential for arcing which can damage the CSST material. This is an inexpensive and easily installed safety feature that is specified by the manufacturer. (See Figure #23) (See Figure #24)
Interior / Finished Areas	The rear center bedroom window has damaged hardware. Repair or replacement is recommended. (See Figure #28)
Bathroom 1	The toilet is loose at the floor. Evaluation for the need of a new wax seal is recommended before tightening the toilet base to the floor. This will help to prevent leakage that may cause damage to the floor and ceiling components below. (See Figure #29)

Roof

Roof Description 1	Material: Asphalt Shingle, three tab Style: Gable Location: Main house roof How Observed: Walked partial roof
Roof Description 2	Material: Asphalt Shingle, three tab Style: Gable Location: Porch roof How Observed: Walked partial roof
Roof Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Approximate Age: 7 years Overall Condition: Roofing material appears to be mid life with common aging.
Flashing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Types Present: <input checked="" type="checkbox"/> Ridge <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable <input type="checkbox"/> Passive field vents <input type="checkbox"/> Power ventilator <input type="checkbox"/> None
Roof Drainage	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Types Present: <input checked="" type="checkbox"/> Metal gutters and downspouts <input type="checkbox"/> Box gutters and downspouts <input type="checkbox"/> Scuppers and downspouts <input type="checkbox"/> Drain and interior piping <input type="checkbox"/> None
Remarks	<ul style="list-style-type: none"> I Safely accessible areas of the roof were walked for inspection. Portions of the roofing system are below the shingles and flashings and are not visible. In addition to any comments below, regular inspection and maintenance are recommended to prolong the useful life of the roof and reduce the possibility of damage due to leaking. (See Figure #1) I The gutters are clogged with leaves and debris. Clogged gutters can deposit substantial amounts of water against the foundations, leading to basement moisture entry. Keep gutters clean and free-flowing. (See Figure #2)

Figure Number 1



Safely accessible areas of the roof were walked for inspection. Portions of the roofing system are below the shingles and flashings and are not visible. In addition to any comments below, regular inspection and maintenance are recommended to prolong the useful life of the roof and reduce the possibility of damage due to leaking.

Figure Number 2



The gutters are clogged with leaves and debris. Clogged gutters can deposit substantial amounts of water against the foundations, leading to basement moisture entry. Keep gutters clean and free-flowing.

Exterior

Entry Doors	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Door Types: <input checked="" type="checkbox"/> Insulated Metal <input type="checkbox"/> Insulated Synthetic <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Sliding <input type="checkbox"/> French
Windows, Exterior Condition	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Window Material: <input type="checkbox"/> Exterior Encased Wood <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input type="checkbox"/> Metal Screens: Present Yes Storm Glass: Present Not Applicable
Exterior Wall Covering 1	Type of Material: Vinyl Siding <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks General Condition: <input checked="" type="checkbox"/> Common Cracks or Openings <input type="checkbox"/> Larger Cracks or Openings <input type="checkbox"/> Damaged
Exterior Wall Covering (copy)	Type of Material: Brick Veneer <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks General Condition: <input checked="" type="checkbox"/> Common Cracks or Openings <input type="checkbox"/> Larger Cracks or Openings <input type="checkbox"/> Damaged
Exterior Trim	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Trim Material: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Composite
Paints / Sealants / Caulk	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks
Exterior Electrical	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Up Grade Suggested, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Outlets (random sampling): GFCI Protection: Yes Lights (random sampling): Operable: Yes Note: Yard lights, yard outlets, low voltage and automatic devices are not evaluated.
Hose Bibs	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Up Grade Suggested, See Remarks <input type="checkbox"/> Defective, Repair or Replace, See Remarks Anti-siphon Devices: Present: No Frost Free Fixtures: No
Remarks	<ul style="list-style-type: none"> I Openings in the exterior envelope of the structure at utility entrances should be sealed to help prevent pest and moisture entry. Filling openings with an approved material is recommended. (See Figure #3) I Window openings that are very close to grade or below are subject to moisture entry, damage and will be difficult to keep clean. Installation of a window well or pocket with proper drainage provisions will help to protect this opening in the exterior wall. (See Figure #4) (See Figure #5)

Figure Number 3



Openings in the exterior envelope of the structure at utility entrances should be sealed to help prevent pest and moisture entry. Filling openings with an approved material is recommended.

Figure Number 4



Window openings that are very close to grade or below are subject to moisture entry, damage and will be difficult to keep clean. Installation of a window well or pocket with proper drainage provisions will help to protect this opening in the exterior wall.

Figure Number 5

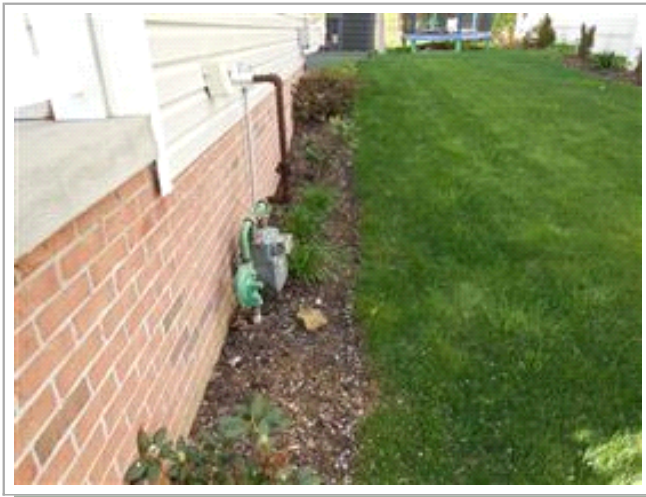


Rear Exterior

Grounds

Grading	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Trees and Shrubs	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Sidewalk and Walkway	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Walkway Type(s): <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Concrete Pavers <input type="checkbox"/> Flagstone
Driveway	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Brick <input type="checkbox"/> Gravel
Retaining Wall	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Wall Type: Block Drainage Present: Unknown
Window Wells	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Type: Emergency egress Cover Present: Yes Drain Present: Unknown
Remarks	<ul style="list-style-type: none"> I Create and maintain a slope of soil away from the foundation to divert water to the yard. Areas of negatively sloped soil will direct water to the foundation area and contribute to dampness or water entry into the foundation. Constructing a slope of soil that ideally would be equivalent to one inch of rise per foot of run away from the foundation is suggested. This slope should extend approximately six feet away from the building exterior to bridge the disturbed soil in the foundation trench. These dimensions are suggestions only and may be limited by proximity to other objects and siding materials. (See Figure #6) I The steep hill side at the rear of the house will direct water to a close proximity of the house. Be sure to monitor this area for poor drainage. Inquire if a yard drainage system is present as it appears that one may have been installed. (See Figure #7) (See Figure #8) I Landscape vegetation is planted in close proximity or is in contact with the building exterior. Branches that touch or ivy that grows on the siding material can be detrimental to the veneer in several ways including physical damage, moisture retention and providing an access route or harborage for pests. It is suggested that all vegetation be trimmed back at least two feet from the exterior walls and in the case of ivy it should be removed. This maintenance will help to prevent physical damage, allow air and sunlight to dry building components and eliminate pest access routes and harborage. (See Figure #9) I Regular maintenance of the driveway including patching of any cracks and deteriorated areas along with application of an appropriate sealer will help to prolong the useful life of the driveway material.

Figure Number 6



Create and maintain a slope of soil away from the foundation to divert water to the yard. Areas of negatively sloped soil will direct water to the foundation area and contribute to dampness or water entry into the foundation. Constructing a slope of soil that ideally would be equivalent to one inch of rise per foot of run away from the foundation is suggested. This slope should extend approximately six feet away from the building exterior to bridge the disturbed soil in the foundation trench. These dimensions are suggestions only and may be limited by proximity to other objects and siding materials.

Figure Number 7



The steep hill side at the rear of the house will direct water to a close proximity of the house. Be sure to monitor this area for poor drainage. Inquire if a yard drainage system is present as it appears that one may have been installed.

Figure Number 8



The steep hill side at the rear of the house will direct water to a close proximity of the house. Be sure to monitor this area for poor drainage. Inquire if a yard drainage system is present as it appears that one may have been installed.

Figure Number 9



Landscape vegetation is planted in close proximity or is in contact with the building exterior. Branches that touch or ivy that grows on the siding material can be detrimental to the veneer in several ways including physical damage, moisture retention and providing an access route or harborage for pests. It is suggested that all vegetation be trimmed back at least two feet from the exterior walls and in the case of ivy it should be removed. This maintenance will help to prevent physical damage, allow air and sunlight to dry building components and eliminate pest access routes and harborage.

Deck / Porch / Patio

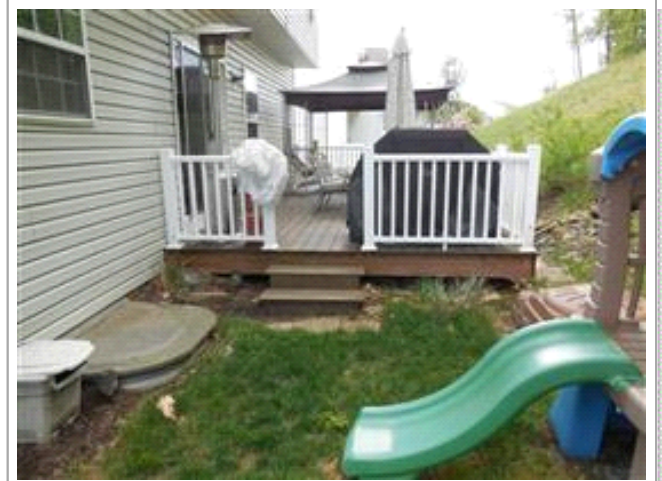
Deck	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Location: Rear Style: Attached to house Materials: Wood Posts / Piers: Wood 6x6 Method of Attachment: Bolts Flashing Present: No Adequate Railings: Yes
Porch	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Location: Front Style: Attached to house Materials: Concrete Posts / Piers: Masonry Method of Attachment: Not Visible Access Beneath: No Adequate Railings: Yes
Remarks	<ul style="list-style-type: none"> I There appears to be no flashing between the deck ledger and the house. This can cause hidden water damage to the band joist framing, resulting in failure of the deck connection to the house. While there is currently no evidence of leakage and damage, this item is listed as a concern because the damage, when present, can be hidden and serious. Install deck ledger flashing is recommended. (See Figure #10) I The deck is constructed on or very close to grade. Wood structures constructed in close proximity to the ground are subject to moisture and pest problems. Due to the close proximity to the ground it is not possible to fully evaluate conditions below the deck. (See Figure #11)

Figure Number 10



There appears to be no flashing between the deck ledger and the house. This can cause hidden water damage to the band joist framing, resulting in failure of the deck connection to the house. While there is currently no evidence of leakage and damage, this item is listed as a concern because the damage, when present, can be hidden and serious. Install deck ledger flashing is recommended.

Figure Number 11



The deck is constructed on or very close to grade. Wood structures constructed in close proximity to the ground are subject to moisture and pest problems. Due to the close proximity to the ground it is not possible to fully evaluate conditions below the deck.

Garage

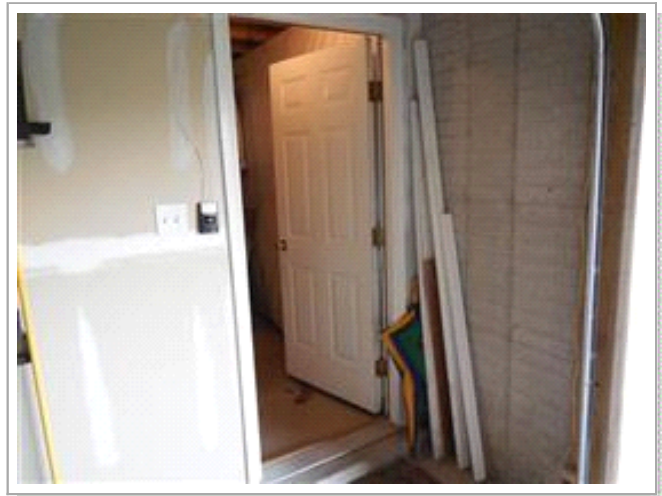
Walls & Ceilings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Ceiling Material: Drywall Wall Material(s): Drywall & Concrete
Door to the Interior	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Door Type: Fire Resistant Hinge Type: Self Closing Threshold: Elevated Opening
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Vehicle Door(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Automatic Opener(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Number of openers present: 1
Exposed Plumbing	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Remarks	<ul style="list-style-type: none"> I The occupant's belongings and /or storage units obstruct the view of portions of the garage walls. Prior to closing, a careful evaluation of the garage walls and floor for signs of unusual moisture staining or cracking that may have been concealed during this inspection should be performed after the occupant's belongings have been removed. (See Figure #12) I Self closing hinge(s) at the door to the interior are not functional. Installation of the hinge(s) is recommended. (See Figure #13) I Exposed supply piping in un-heated garage areas should be protected from freezing to help prevent damage from extreme temperatures.

Figure Number 12



The occupant's belongings and /or storage units obstruct the view of portions of the garage walls. Prior to closing, a careful evaluation of the garage walls and floor for signs of unusual moisture staining or cracking that may have been concealed during this inspection should be performed after the occupant's belongings have been removed.

Figure Number 13



Self closing hinge(s) at the door to the interior are not functional. Installation of the hinge(s) is recommended.

Basement / Foundation

Basement	<input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Partially Finished <input type="checkbox"/> Finished
Walls	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input type="checkbox"/> Block <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Wood Frame <input type="checkbox"/> Brick <input type="checkbox"/> Clay Block
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Beams	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input checked="" type="checkbox"/> Steel "I" Beam <input type="checkbox"/> Wood Beam <input type="checkbox"/> Engineered Wood <input type="checkbox"/> Temporary Beam
Posts	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input type="checkbox"/> Steel Posts <input type="checkbox"/> Wood Posts <input type="checkbox"/> Block Column <input type="checkbox"/> Brick Column <input type="checkbox"/> Temporary Column
Joists	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> "I" Joist <input type="checkbox"/> Truss
Subfloor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks <input checked="" type="checkbox"/> Particle Board <input type="checkbox"/> Plywood <input type="checkbox"/> 1X Material <input type="checkbox"/> None Present
Remarks	<ul style="list-style-type: none"> I Portions of the foundation walls that are concealed behind insulation cannot be visually inspected for cracks and moisture. Although no unusual conditions were readily observed or detected, we cannot guarantee the condition of the foundation wall in this area. Inquiry with the seller for documentation concerning any previous cracking or moisture entry is recommended. Information to ask for also includes knowledge of any waterproofing systems, vapor barriers, water removal systems or previous action to correct moisture or water entry into the finished area of the basement. Monitoring of the finished basement for moisture entry is recommended so that timely corrective action will minimize any moisture related damage. (See Figure #14) (See Figure #15) I Occupant's belongings obstruct the view of portions of the foundation walls. Moving of personal property is not performed. Inquiry with the seller for documentation concerning any moisture entry, unusual cracking or corrective actions is recommended. Careful examination of the walls after the occupant's belongings have been removed is recommended. (See Figure #16)

Figure Number 14



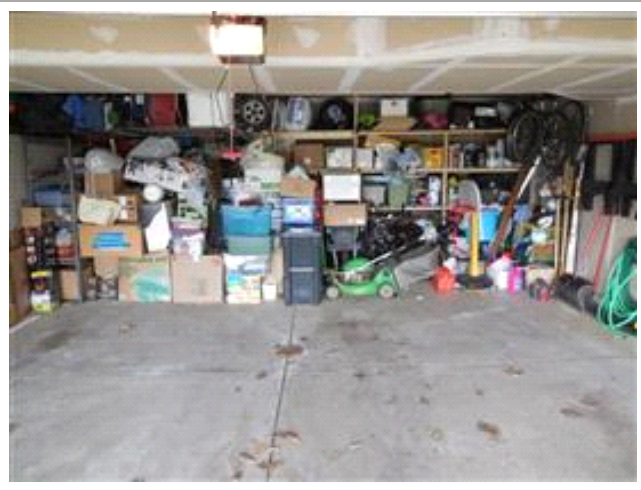
Portions of the foundation walls that are concealed behind insulation cannot be visually inspected for cracks and moisture. Although no unusual conditions were readily observed or detected, we cannot guarantee the condition of the foundation wall in this area. Inquiry with the seller for documentation concerning any previous cracking or moisture entry is recommended. Information to ask for also includes knowledge of any waterproofing systems, vapor barriers, water removal systems or previous action to correct moisture or water entry into the finished area of the basement. Monitoring of the finished basement for moisture entry is recommended so that timely corrective action will minimize any moisture related damage.

Figure Number 15



Insulation and storage

Figure Number 16



Occupant's belongings obstruct the view of portions of the foundation walls. Moving of personal property is not performed. Inquiry with the seller for documentation concerning any moisture entry, unusual cracking or corrective actions is recommended. Careful examination of the walls after the occupant's belongings have been removed is recommended.

Electrical

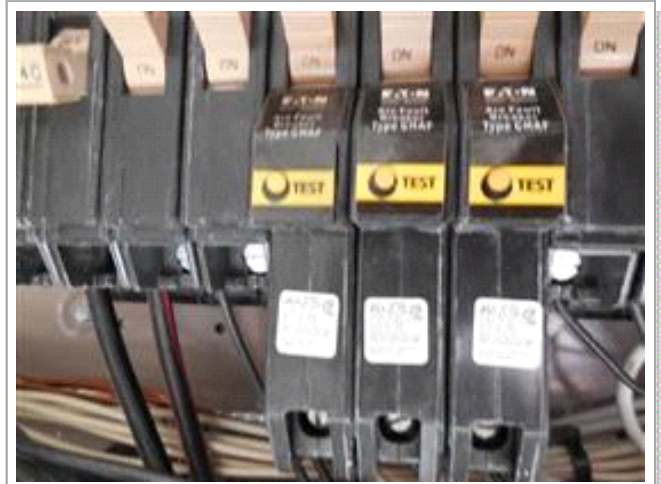
Service Entrance	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Service Type: Underground Meter Location: Left Side Voltage: 240 /150 Amp Service Entrance Material: Stranded Aluminum
Main Panel	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Location: Garage Main Disconnect Location: Integral to main panel Over Protection Devices: Breakers Grounding: Water service and Ground rod Branch Circuits Labeled: Yes
Conductors and Wiring	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Conductor Type: <input checked="" type="checkbox"/> Romex <input type="checkbox"/> Armored Cable (BX) <input type="checkbox"/> Knob and Tube <input type="checkbox"/> Conduit Conductor Material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Stranded Aluminum (240 Volt) <input type="checkbox"/> Aluminum (110 volt, See Remarks)
Outlets, Fixtures, and Switches	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Random testing performed: A representative sampling is taken as furniture and storage block access. Outlet type: <input checked="" type="checkbox"/> Three prong <input type="checkbox"/> Two prong. Up dating suggested, see remarks. GFCI Protection: Present in areas recommended for a house of this age. AFCI Protection: Present in areas recommended for a house of this age. Smoke and Carbon Monoxide Detectors: Present, not tested. See Remarks.
Remarks	<ul style="list-style-type: none"> I AFCI devices detect series (arching along one wire) and parallel (arching between different wires) faults. Use of these devices has expanded over the years to include the following locations: 120 volt circuits in sleeping, family, living, dining, sun, recreation, library, den, parlor, halls, closets and similar areas. If AFCI protection is not present at these locations, upgradig should be considered for safety enhancement and is not a requirement unless mandated by the local municipality. Up grading should be done by an electrician familiar with local code as not all municipalities require AFCIs in all locations. (See Figure #17) I Branch Feeder Arc Fault Interrupters were present at this panel. These are the first generation of this breaker technology, and while better than common breakers they are not as responsive as they were intended to be. They are now considered obsolete. Up grading to newer Combination Type AFCI breakers should be considered for safety enhancement. (See Figure #18) I Wiring that is exposed at grade level was noted. Protection should be provided within 12 inches of the ground and if not in conduit, wire should be buried to a depth of 18 inches to help avoid damage. This appears to be the branch for the front yard light.

Figure Number 17



Main panel

Figure Number 18



Branch Feeder Arc Fault Interrupters were present at this panel. These are the first generation of this breaker technology, and while better than common breakers they are not as responsive as they were intended to be. They are now considered obsolete. Up grading to newer Combination Type AFCI breakers should be considered for safety enhancement.

Plumbing

Water Service	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Water provided by: Municipal service. <input type="checkbox"/> Water service is off. Plumbing inspection is limited to visible components. Operational evaluation recommended. Shut off Location: Basement Service Pipe: Copper Backflow Device: Present Sewage Subtraction Meter: Not applicable. Fire Suppression System: Not present Water service shut off valves are not used daily and are not operated as part of this inspection.
Distribution Lines	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Pipe Material: <input type="checkbox"/> Copper <input type="checkbox"/> PEX <input checked="" type="checkbox"/> CPVC <input type="checkbox"/> Galvanized, See Remarks <input type="checkbox"/> Polybutylene, See Remarks Functional Water Flow: Acceptable Water Conditioner / Filtration / Treatment Equipment: Not Applicable Portions of the supply system are concealed within the walls and are not visible for inspection. Shut off valves are not tested.
Drain/Waste/Vent Pipes	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Sanitary service provided by: Municipal service Pipe Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> ABS <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Lead Functional Drainage: Acceptable Portions of the waste system are concealed within the walls and are not visible for inspection.
Water Heater	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace. See Remarks Manufacturer: State Approximate Age: 7 Gallons: 50 Appliance Type: Conventional tank Fuel: Gas Exhaust / Venting: Acceptable TPR Valve and Pipe: Acceptable
Remarks	I Water service (See Figure #19) I Water heater (See Figure #20)

Figure Number 19



Water service

Figure Number 20



Water heater

Heating

Heating System	Manufacturer: Amana Approximate Age: 7 System Type: Forced Air Fuel Type: Gas System Operated By Normal Controls: Yes
Heat Exchanger	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Chambers Inspected: Partially viewed. Inspection limited due to design. See Remarks.
Exhaust / Venting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Combustion Air	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Distribution	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Distribution Type: Ductwork Insulation: Fiberglass
Filter	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Filter Type: Disposable media
Fuel Supply	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input checked="" type="checkbox"/> Defects Noted, Repair or Replace, See Remarks Distribution Material: <input type="checkbox"/> Black steel <input type="checkbox"/> CSST <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized
Remarks	<ul style="list-style-type: none"> I The closed combustion chamber design of the heating system prevents evaluation of the heat exchanger system. Further evaluation of the heat exchanger requires disassembly of the furnace and is beyond the scope of this inspection. This type of inspection can be performed by a qualified heating contractor and should be done as part of a regular maintenance program. (See Figure #21) I Media filters should be changed on a regular basis. Dirty filters can have an adverse effect on the efficiency and air flow of the HVAC system. Clogged filters can be the cause of damaged heat exchangers and ice encrusted evaporator coils. Follow the manufacturer's recommendations for replacement intervals or include filter replacement in your regular furnace maintenance program. Keep in mind that filters are used during the cooling season in addition to the heating season. I Damaged duct work was noted at the supply to the dining room. Monitor for insufficient air flow as crushed ducting can restrict the intended supply to this room. (See Figure #22) I Whenever CSST (Corrugated Stainless Steel Tubing) is used for gas distribution, the gas system should have a direct bond to the electrical grounding system. Bonding is done to maintain an equivalent charge on the metal systems of a building and reduce the potential for arcing which can damage the CSST material. This is an inexpensive and easily installed safety feature that is specified by the manufacturer. (See Figure #23) (See Figure #24) I See Summary Remarks

Figure Number 21



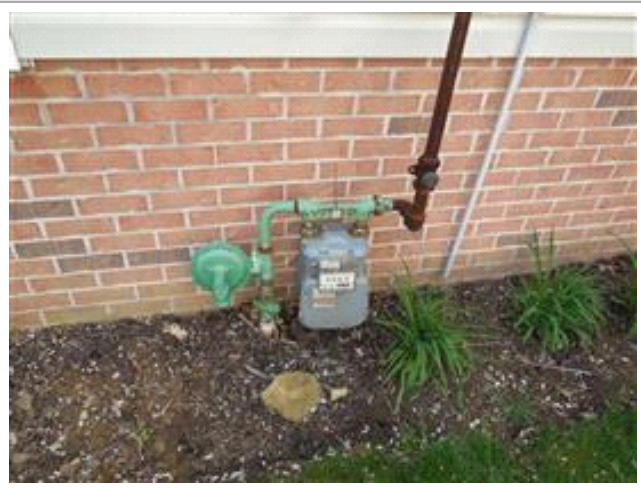
The closed combustion chamber design of the heating system prevents evaluation of the heat exchanger system. Further evaluation of the heat exchanger requires disassembly of the furnace and is beyond the scope of this inspection. This type of inspection can be performed by a qualified heating contractor and should be done as part of a regular maintenance program.

Figure Number 22



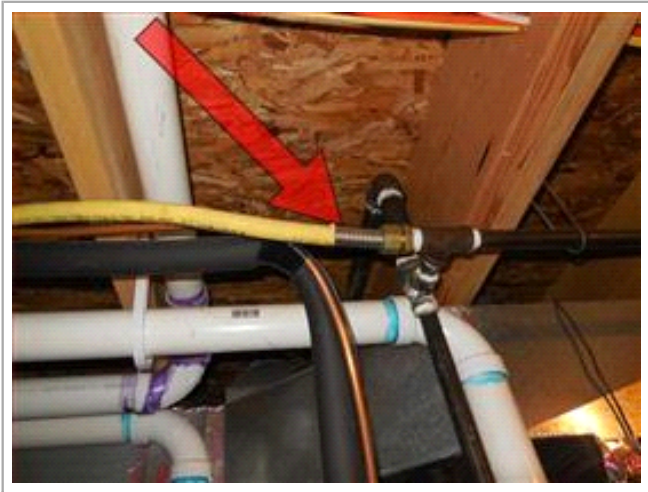
Damaged duct work was noted at the supply to the dining room. Monitor for insufficient air flow as crushed ducting can restrict the intended supply to this room.

Figure Number 23



Whenever CSST (Corrugated Stainless Steel Tubing) is used for gas distribution, the gas system should have a direct bond to the electrical grounding system. Bonding is done to maintain an equivalent charge on the metal systems of a building and reduce the potential for arcing which can damage the CSST material. This is an inexpensive and easily installed safety feature that is specified by the manufacturer.

Figure Number 24

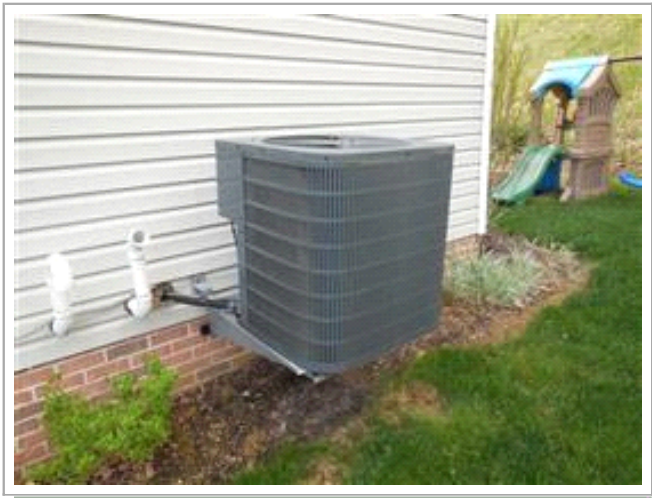


Whenever CSST (Corrugated Stainless Steel Tubing) is used for gas distribution, the gas system should have a direct bond to the electrical grounding system. Bonding is done to maintain an equivalent charge on the metal systems of a building and reduce the potential for arcing which can damage the CSST material. This is an inexpensive and easily installed safety feature that is specified by the manufacturer.

Cooling

Cooling System	Manufacturer: Goodman Approximate Age: 7 System Type: Central split Fuel Type: Electric System Operated By Normal Controls: Not tested. Exterior air temperature below 65 degrees. See Remarks.
Exterior Condenser Unit	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain. See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks. Location: Right side
Interior Evaporator Unit	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain. See Remarks. <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks. Location: Basement
Temperature Differential	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain. See Remarks. <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks. Temperature drop across the coils: Not evaluated.
Remarks	<ul style="list-style-type: none"> I The air conditioner was not operated due to the ambient temperature being below 65 degrees. Operation during cold temperatures can cause damage to the compressor unit and does not yield accurate testing results. Consult with your Realtor about creating an addendum for further evaluation by a qualified contractor or other provision such as a home warranty to protect you in case of faulty operation. (See Figure #25) I Note that the breaker for the air conditioner is currently off in the main panel. Some people do this to prevent accidental operation in the winter.

Figure Number 25

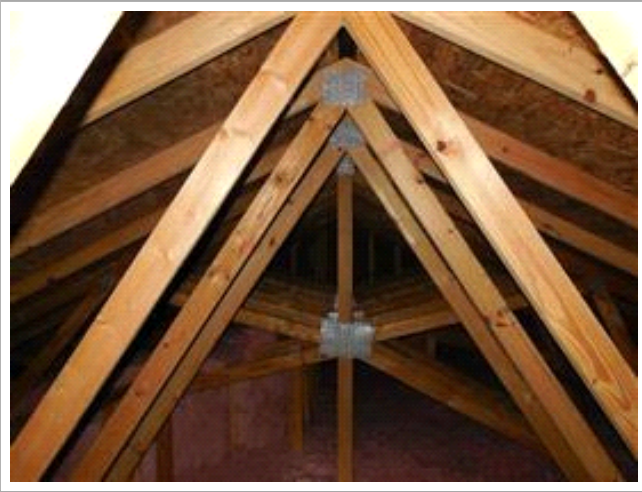


The air conditioner was not operated due to the ambient temperature being below 65 degrees. Operation during cold temperatures can cause damage to the compressor unit and does not yield accurate testing results. Consult with your Realtor about creating an addendum for further evaluation by a qualified contractor or other provision such as a home warranty to protect you in case of faulty operation.

Attic

Access	How Observed: Partially Walked
Moisture	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Comments Evidence noted: No visible stains noted. Currently wet?
Insulation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Comments Type: <input type="checkbox"/> Fiberglass Batt <input checked="" type="checkbox"/> Loose Fiberglass <input type="checkbox"/> Cellulose <input type="checkbox"/> Vermiculite <input type="checkbox"/> Spray foam
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Comments Type(s) present: <input checked="" type="checkbox"/> Ridge and Soffit Vents <input type="checkbox"/> Gable Vent(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Roof Field Vents <input type="checkbox"/> Ridge Vent <input type="checkbox"/> No ventilation system installed.
Framing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Comments Type: Trusses
Sheathing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Comments <input type="checkbox"/> Defects Noted, Repair or Replace, See Comments Type: OSB / Particle Board
Remarks	I Attic (See Figure #26) (See Figure #27)

Figure Number 26



Attic

Figure Number 27

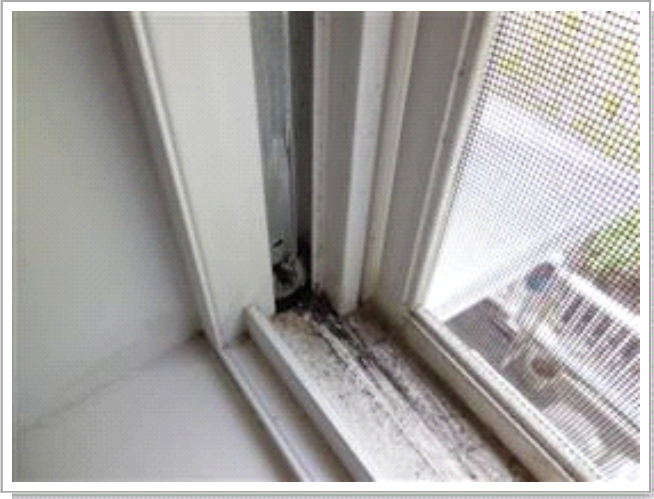


Attic

Interior / Finished Areas

Rooms	Bedrooms: 4 <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Dining Room <input checked="" type="checkbox"/> Breakfast Area <input checked="" type="checkbox"/> Family Room <input type="checkbox"/> Great Room <input checked="" type="checkbox"/> Fomal Living Room <input type="checkbox"/> Office <input type="checkbox"/> Sun Room <input type="checkbox"/> Finished Basement Areas <input type="checkbox"/> Bonus Room(s)
Floor Coverings	<input type="checkbox"/> Tile <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Laminate <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Walls	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Paneling <input type="checkbox"/> Wall Paper <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Ceilings	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster <input type="checkbox"/> Wood <input type="checkbox"/> Ceiling Tile <input type="checkbox"/> Suspended Ceiling <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Stairs/Railings	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Interior Doors	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Windows	<input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Single Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Stationary <input type="checkbox"/> Wood w/ exterior cladding <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input checked="" type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Ceiling Fan(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Remarks	<ul style="list-style-type: none"> The rear center bedroom window has damaged hardware. Repair or replacement is recommended. (See Figure #28) See Summary Remarks

Figure Number 28

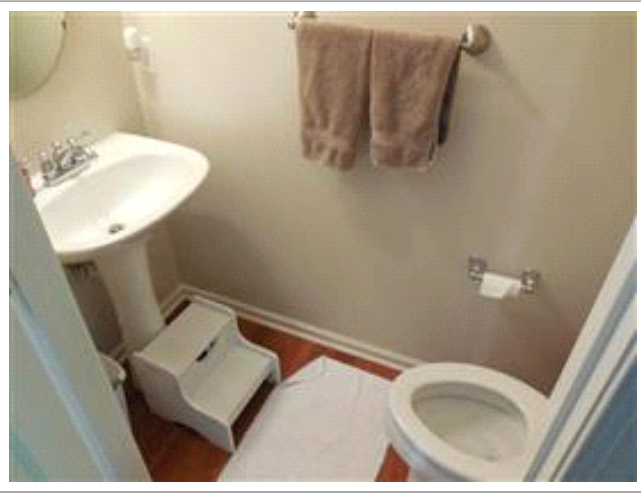


The rear center bedroom window has damaged hardware. Repair or replacement is recommended.

Bathroom 1

Location	Bathroom Location: Powder Room Bath Type: Half Bath
Outlets & Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks GFCI protection provided: Yes
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Toilet(s)	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Sink(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Remarks	<ul style="list-style-type: none">I The toilet is loose at the floor. Evaluation for the need of a new wax seal is recommended before tightening the toilet base to the floor. This will help to prevent leakage that may cause damage to the floor and ceiling components below. (See Figure #29)I See Summary Remarks

Figure Number 29

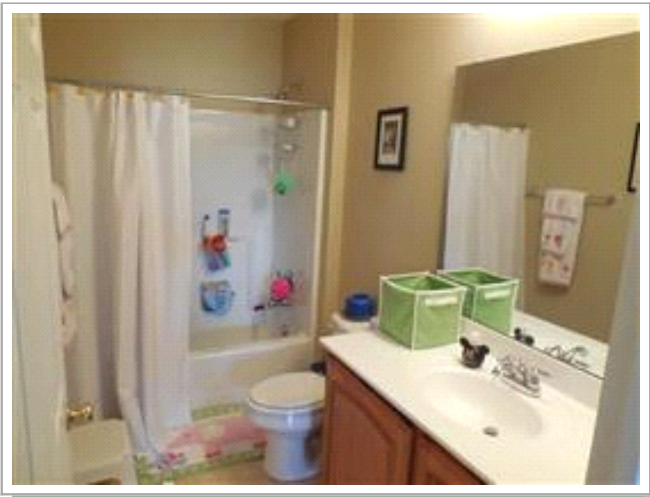


The toilet is loose at the floor. Evaluation for the need of a new wax seal is recommended before tightening the toilet base to the floor. This will help to prevent leakage that may cause damage to the floor and ceiling components below.

Bathroom 2

Location	Bathroom Location: Second Floor Hall Bath Bath Type: Full Bath
Outlets & Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks GFCI protection provided: Yes
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Sink(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Tub / Shower	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Remarks	I Second floor hall bath (See Figure #30)

Figure Number 30

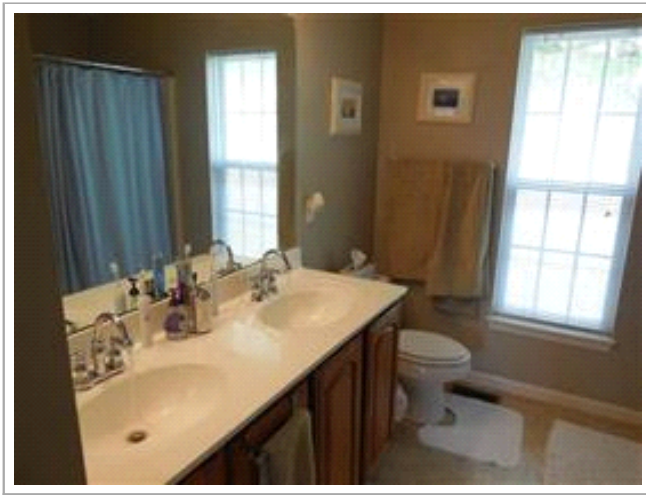


Second floor hall bath

Bathroom 3

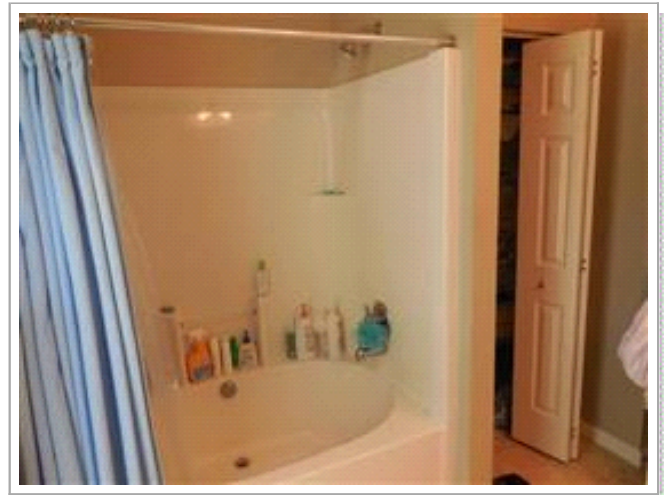
Location	Bathroom Location: Master Bath Bath Type: Full Bath
Outlets & Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks GFCI protection provided: Yes
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Sink(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Tub / Shower	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted, Repair or Replace, See Remarks
Remarks	I Master bath (See Figure #31) (See Figure #32)

Figure Number 31



Master bath

Figure Number 32

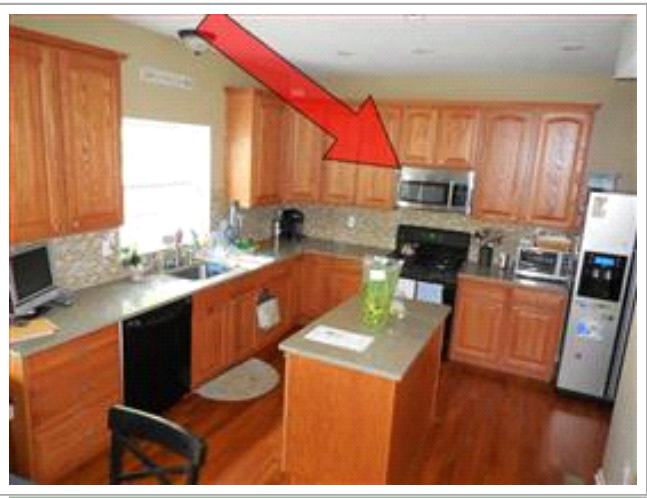


Master bath

Kitchen / Appliances

Outlets and Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks. GFCI protection present: Yes
Cabinets and Countertops	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Sink	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Disposal	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Dishwasher	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks. <input checked="" type="checkbox"/> Airgap Device <input type="checkbox"/> No airgap method provided
Refrigerator	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Range/Oven	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input checked="" type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Ventilation	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Microwave	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Floor, Walls, Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Monitor or Maintain, See Remarks <input type="checkbox"/> Defects Noted. Repair or Replace. See Remarks.
Remarks	I The "exhaust fan" is a recycling unit. If possible range hoods should discharge to the exterior to exhaust cooking odors and combustion by-products. (See Figure #33)

Figure Number 33



The "exhaust fan" is a recycling unit. If possible range hoods should discharge to the exterior to exhaust cooking odors and combustion by-products.

Laundry Area

Location	Basement
Sink(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Washer Supply	Type: Rubber Hose <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Dryer Service	Type: Electric <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Dryer Vent	Type: External <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Outlets	<input checked="" type="checkbox"/> GFCI Outlets <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Repairs Recommended
Remarks	I Laundry area